

JOSEPH S. ZAJCHOWSKI

A R C H I T E C T

1240 airport parkway

south burlington, vermont 05403

(802) 863-6863

August 8, 1991

Steve Goodkind, City Engineer
P.O. Box 849
Burlington, VT 05402-0849

Dear Mr. Goodkind:

I have visited the Memorial Auditorium building with Al Lesage of Durbrow Associates, and reviewed the brick and pre-cast concrete deterioration. I am in agreement with the evaluation of damage as described in Mr. Lesage's letter to Mr. Rasys dated July 10, 1991. In addition, it was noted that a few pieces of the pre-cast parapet cap have moved and shifted out of position.

Since there are no known drawings of the existing building, we cannot determine the details of construction - that is, are the pre-cast caps anchored with pins or just set in mortar, are the various flashings, through flashing or just set into a reglet, what is the core of the wall, and other such similar questions.

In order to answer some of the above questions, we wish to suggest the following. That the city hire a local reputable contractor to perform some exploratory work, such as remove a few sections of the pre-cast concrete, and/or masonry to better evaluate the construction details. We, as architects representing the city could be at the site while such exploratory work is being done, and determine which portions of caps and/or wall should be removed. We would observe the existing construction and develop drawings showing the wall details.

After observing the conditions and determining the construction, we could better evaluate the extent and cause of the damage, and then proceed to write a specification and provide any necessary sketches for correcting the present situation.

I think that the cost of the exploratory work by a contractor and our time for observation could be performed at an hourly basis. If the city feels they wish to proceed in this manner, we could approximate a cost.

Upon completion of this work, we would be happy to propose a lump sum or a not to exceed compensation for services to develop construction documents for performing the corrective work. Our services could also include accepting and evaluating contractors' bids, and subsequently construction inspection.

Durbrow Associates would be involved with us, to investigate and solve any apparent structural problems, and to verify, where necessary, any questionable structural integrity.

We would be happy to meet with you and discuss in more detail any of the above described procedures. Hopefully we can get together in the near future. Thank you for the opportunity of submitting this proposal.

Yours truly,

A handwritten signature in dark ink, appearing to read "Joseph S. Zajchowski". The signature is fluid and cursive, with the first name "Joseph" and last name "Zajchowski" clearly legible.

Joseph S. Zajchowski
Architect

JSZ/tlc

p.c. John Rasys
Al Lesage